

Those who regularly attend the open Condominium Owners Association (COA) Board meetings know the directors vote on many important and complex business matters discussed first in private Executive Sessions. Open meetings are so filled with MCC business that there is not enough time to explain every subject. To help owners sort all of this out, every month the Owners Group Website will post a list of the action taken on the most pressing COA agenda items that affect our community. The Board always evaluates at least 3 providers before deciding which to hire.

## **COA BOARD MEETING AGENDA SYNOPSIS, September 28, 2023**

### **34 owners signed into the meeting**

Once again, the attendance was very poor for our monthly Condominium Owners' Association meeting. Those who didn't attend missed a very good session, with the Directors answering important questions that affect all of our lives and finances. A number of residents expressed their fears of trespassers on our grounds, and the Board addressed that concern.

**TREASURER'S REPORT:** The new Treasurer on the COA Board, Leigh Savidge, continues to go beyond just reading numbers. He explains what the numbers mean in terms of money in and money out. For example, our monthly insurance cost alone is \$60,000, and our primary expenditure is for the legal firm that is handling our negotiations with the county. Our reserves are severely underfunded; nevertheless, this Board has found ways to move forward with necessary deferred maintenance and improvements to our property.

### **MANAGEMENT REPORT**

- A. General Manager, Jennie Twyman, reported that the OSHA required Davit work will resume soon. Davits are used to support and stabilize the platforms used by our window washers and ours needed to be upgraded. We will receive an email to let us know when the noise will start up again.
- B. Board President, Susan Bursk, talked about the proposal to close the 90 Freeway and make the surrounding land into a living and park area. Our Board is actively opposing it. Owners who are against closing the only non jammed entrance and exit to Marina del Rey can sign several petitions now circulating. For example, see <https://chng.it/8Q6fhh8J8j>
- C. Jennie told us what happened to stop the new car wash waterproofing work. The Department of Public Works claimed that certain permits were not obtained. However, it was proven that we did have the permits. The work will resume and it is expected the car wash will open within the next few weeks.

### **UNFINISHED BUSINESS**

- A. **Update on EV Charging Stations:** There have been some technical delays and now Installation is expected by first quarter 2024. *For more detail on EV charging stations, see July and August COA Agenda Synopsis on this website, [July COA Notes](#), [August COA Notes](#).*

- B. **Update on Fitness Equipment:** The closure occurred as planned and it was quite a sight to see the old equipment being packed on huge flatbed trucks and hauled out. A few items are staying here, including the spinning bikes.
- C. **Update on Fitness Center Locker Room Flooring:** In addition to new “gym appropriate flooring”, the carpet in the locker rooms is being replaced. *For more detail on Fitness Center upgrade, see the July and August COA Agenda Synopsis on this website, [July COA Notes](#), [August COA Notes](#).*
- D. **Seismic Evaluation Reports:** MCC has a 1995 seismic report that that gives our towers a positive picture and is hoped to work in our favor as the County drafts its non ductile retrofit ordinance for high rises. In addition, COA and Essex are working together through Management to obtain an updated report from the same company. Before the ordinance is drafted, the Public Works Department engineer in charge has pledged to have a meeting with MCC owners before the ordinance goes to the Board of Supervisors for a vote. One of the current Supervisors was previously on the West Hollywood City Council, and supported the ruling that no condos were to be included in West Hollywood’s retrofit ordinance.
- E. **Pool Contract:** Better Buy Pools has been awarded the contract to improve our pool maintenance. The selected company is also more cost effective.

#### NEW BUSINESS

- A. **Unanimous vote for Bilt-Well Roofing Change Order:** MCC’s final OSHA project to repair and replace certain roofing.
- B. **Unanimous vote for 2024 Election Proposal:** To conduct the election exactly as last year which worked well and is the most economical option.
- C. **Unanimous vote to join Marina del Rey Lessees Association:** An association of most of the ground lease properties surrounding the Marina. The Lessees Association supports our position concerning the outrageous fees by by Waste Management and the ridiculous idea of closing the 90 Marina Freeway. The board attends monthly meetings of this association along with representatives from Public works addressing issues of concern to all in this area.

**COMMITTEE AND TEAM REPORTS:** There were none.

Prepared by Donna Bryce and Fred Krogh for the Owners’ Group